

# WBF

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## **Wiggins Bay Foundation, Inc.**

c/o First Service Residential  
10600 Chevrolet Way, Suite 202  
Estero, FL 33928

### **MINUTES OF BOARD OF DIRECTORS MEETING**

#### **Approved**

##### **Call to Order:**

A meeting of the Board of Directors of Wiggins Bay Foundation, Inc. was held on Friday, November 22, 2019 at the Tarpon Cove Yacht & Racquet Club, 471 Bay Club Drive, Naples, FL President Magnani called the meeting to order at 9 am

##### **Quorum:** Directors Present:

Ed Magnani	President
Herb Bias	Vice President
Debbie Russo	Treasurer
Sue McGill	Director (teleconference)
JoAnn Babiarz	Secretary

Also present were Paula Davis and Denise Ret from FirstService and several homeowners.

##### **Proof of Notice:**

President Magnani verified that a quorum was present. Paula Davis (FirstService Residential) verified that the Meeting Notice and Agenda was properly posted, emailed as required by statute and posted on the Foundation's Bulletin/Notice Boards and website.

**Approval of Minutes:** A motion was made to approve the minutes from 10/25/2019 meeting by President Magnani, seconded by Vice President Bias and with all directors in favor, motion passed.

##### **TREASURER REPORT:**

Treasurer Russo stated there is \$244,272 in the operating account. All accounts payable are current and there are 4 accounts receivable. All accounts will be clear by January 1. The financials are in good shape.

Treasurer Russo added that Brimmers did a great job with the decorations. They were very professional and she was very pleased with their work.

##### **Old Business:**

##### **2020 Budget Approval:**

President Magnani stated the budget was mailed to all homeowners for review and with no comments from the board or members,

A motion was made to adopt the 2020 Budget was made by Vice President Bias, seconded by Secretary Babiarz, with all directors in favor, motion passed.

Website Update: Manager Davis reported that the website has been updated with the Collier County Emergency Guide for homeowners. The Updated Insurance Declaration Pages were added as well. The database is being built for those that have signed the electronic notification consents. This will be ready for the annual meeting notices. More consents continue to come in. The consent forms will be included in the annual notices to encourage homeowners to consent to save money for mailings.

Contractor – Painting light poles: President Magnani and Secretary Babiarz met with Elias Painting to review the proposal. The proposal was revised to include those poles that require 2 coats of paint.

A motion was made by President Magnani to continue with Elias' proposal at \$12,770, seconded by Vice President Bias and with all directors in favor, motion passed.

**New Business:**

Barcode Reader: The Barcode reader at the gate currently is approximately 13 years old and occasionally goes down. New IQ proposed a new reader, with a 5 year warranty that we may have the opportunity to forgo the \$2500/year maintenance agreement. The cost of the new reader is \$9196.65.

A motion was made by President Magnani to accept the new barcode reader proposal, seconded by Vice President Bias and with all directors in favor, motion passed.

The expense will paid from reserves.

The gates will be open during the day beginning January 1.

**General Discussion:**

-President Magnani thanked Vice President Bias and Secretary Babiarz for their work on the Veteran's Day Celebration.

-Director McGill reported that the walkway pavers are complete. There is some landscaping to finish. Additional trimming along the walk will be addressed.

-There continues to be lighting issues. The electrician has been out and has ordered the parts to repair the lights that are not working.

There was discussion on work/construction on holidays. The Board discussed the holidays included and policy change on restriction of work/construction restrictions.

A motion was made by Secretary Babiarz that the following holidays – New Year's Day, Memorial Day, 4<sup>th</sup> of July, Labor Day, Thanksgiving and Christmas Day be added to the rules and regulations and post orders for no contractor work excluding emergency repairs and sub

associations policies will continue to be abided by, seconded by Vice President Bias and with all directors in favor, motion passed.

- A homeowner thanked the board for the Veteran's Day celebration and the walkway.
- A letter was presented to the board requesting support in additional irrigation on the side of the pond facing Princeton Place. President Magnani will discuss the issue with Club.
- A homeowner asked why he needs to call the gate every day for contractors who will be working for them to enter daily. President Magnani advised that he doesn't need to call, he may add names in CapSure for the period of time they will be working.

**Date of Next Meeting:** Friday, December 20<sup>th</sup>, 2019 9am

**Adjournment:**

With no further discussion by the Board, on a motion by Vice President Bias and seconded by Treasurer Russo, and with unanimous approval of the Board, the meeting was adjourned at 9:38 am.

Respectfully Submitted By,  
Paula Davis, LCAM  
FirstService Residential  
Property Manager for the Wiggins Bay Foundation, Inc.